

# MOLONEY COUNTRY PROPERTY



LOBS COTTAGE    BARNETS HILL, PEASMARSH



## LOBS COTTAGE, BARNETS HILL, PEASMARSH, NR. RYE, EAST SUSSEX TN31 6YJ

---

A DETACHED GRADE II LISTED COTTAGE, ALONG WITH AN ATTACHED SINGLE STOREY ONE BED SELF-CONTAINED ANNEXE, LOCATED ON THE OUTSKIRTS OF THE VILLAGE, OFFERING CHARACTER ACCOMMODATION INCLUDING KITCHEN/BREAKFAST ROOM, 2 RECEPTION ROOMS, BATHROOM & SHOWER ROOM, 3 FIRST FLOOR BEDROOMS. PRETTY ALL ROUND COTTAGE GARDENS, DETACHED TIMBER GARAGE WITH PARKING SPACE. Paddock AVAILABLE BY SEPARATE NEGOTIATION.

ACCOMMODATION LIST: KITCHEN/BREAKFAST ROOM, SITTING/DINING ROOM, RECEPTION 2/SITTING ROOM, HALL, SHOWER ROOM, BATHROOM, 2 STAIRCASES TO THE THREE FIRST FLOOR BEDROOMS. SELF CONTAINED, SINGLE STOREY ANNEXE COMPRISING HALL, SITTING ROOM, BEDROOM, KITCHEN & SHOWER ROOM. DETACHED GARAGE, OFF ROAD PARKING SPACE. ALL ROUND COTTAGE GARDENS WITH SUMMERHOUSE & TIMBER GARDEN STORES. OIL CENTRAL HEATING. Paddock WITH SEPARATE ENTRANCE FROM THE PRIVATE LANE (AVAILABLE BY SEPARATE NEGOTIATION).



Old wooden front door to:

**KITCHEN/BREAKFAST ROOM:** Windows enjoying views over the garden to the front, Velux windows above. Extensive wall and ceiling beams. Fitted with range of wooden base units with laminate worktop over, inset with single bowl, double drainer stainless steel sink unit. Oil fired Rayburn (not in use) Electric cooker point, plumbing for dishwasher & washing machine. Steps down to seating area with space for breakfast table. Door to:

**SITTING/DINING ROOM:** Windows enjoying views over the garden, double doors leading out to the rear brick paved terrace. Extensive exposed timbers, wall light points. Large exposed brick Inglenook fireplace with bressummer beam, matching brick hearth. Under stairs storage cupboard. Stairs to the first floor. Door to:

**RECEPTION TWO/SITTING ROOM:** Window enjoying views over the rear garden. Exposed brick Inglenook fireplace inset with wood burning cast iron stove on matching brick hearth. Extensive ceiling beams. TV point. Step up to:

**HALL:** Window enjoying views over the front garden. Stairs to the first floor. Doors to both rooms.

**SHOWER ROOM:** Window overlooking the garden. Fitted with white suite comprising WC, wall mounted hand basin with tiled splashback & corner tiled shower cubicle. Recess housing oil fired boiler servicing hot water and central heating.



---

**PRICE GUIDE £545,000 ~ £595,000**



**BATHROOM:** Obscured glazed window to the front. Fitted with white suite comprising WC, hand basin with tiled splashback and compact freestanding bath. Extensive ceiling beams wall beams.

From Reception Two, two steps with door to:

**HALLWAY:** Door leading out to the rear garden. Cloaks hooks. Unidare wall mounted heater.

**SITTING ROOM:** Double opening French doors to the garden. TV point. Glazed door to:

**KITCHEN:** Double aspect room with windows to front and side, door leading out to the front. Fitted with range of base and wall units with single bowl, single drainer stainless steel sink unit. Space for cooker, tiled splashbacks.

**BEDROOM:** Double aspect room with window to rear and side.

**SHOWER ROOM:** Fitted with white suite, comprising WC, hand basin set into storage cupboard with mirror & shaver point over Tiled shower cubicle with curtain to side. Part tiled walls.

Staircase to the first floor with exposed timbers to:

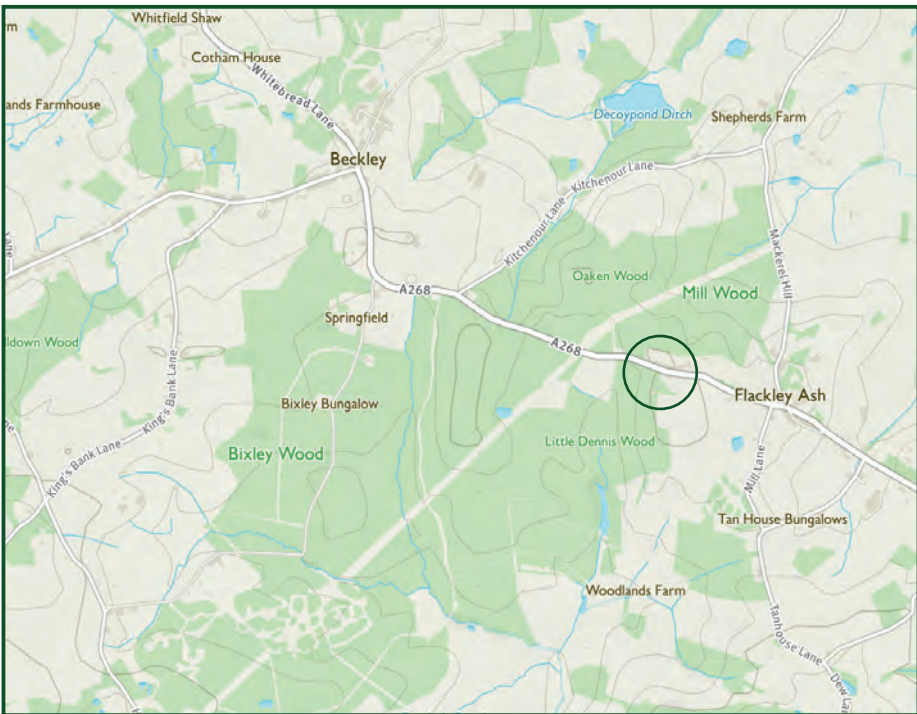
**BEDROOM ONE:** Double aspect room with windows to rear and side. Part sloping ceiling. Eaves storage space. Door to:

**BEDROOM TWO:** Window enjoying views over the garden to the rear. Former fireplace (not in use). Small wardrobe cupboard.

**BEDROOM THREE:** Window to the rear enjoying views over the garden. Extensive wall beams. Large eaves storage cupboard. Wooden stairs back down the sitting/dining room.

**OUTSIDE:** The property is approached from the road over private lane, with access to the detached timber garage and parking space. The cottage sits centrally in its enclosed gardens which are mainly laid to lawn with planted beds and borders. Summer house, well providing water for the garden, second summerhouse/ store and timber garden shed. A short distance down the private lane, a gate gives access to the paddock, believed to measure 0.50 acre (approx.) available by separate negotiation.

*Agents Note: The Paddock is subject to two rights of way, a public footpath & agricultural access to adjoining land.*



*IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.*

**SERVICES:** Main electricity & water are connected. Private drainage. Oil fired central heating.

**FLOOR AREA:** 150 m<sup>2</sup> ( 1,615 ft<sup>2</sup>) Approx.

**EPC RATING:** 'N/A'

**LOCAL AUTHORITY:** Rother District Council

**COUNCIL TAX BAND:** 'E'

**TENURE:** Freehold

**Transport Links:** For the commuter Rye railway station provides a service eastwards, via Ashford International to St. Pancras in London and to Europe, whilst London Bridge, Waterloo, Charing Cross and Cannon Street can be accessed via the Hastings & Eastbourne line to the west or Etchingham to the north.

The Motorway network (M20) can be easily accessed at Junction 9 or 10 near Ashford or Junction 5 (M25) near Sevenoaks via the A21.

**DIRECTIONS:** From Northiam on the A28 take the B2088 towards Beckley and Rye. Proceed through Beckley and at the junction turn right towards Peasmarsch on the A268. On entering the 40 mph speed limit with the Peasmarsch village sign on the left proceed for a short distance to the brow of the hill, turn right onto the track that lies between a wooden garage, sign posted Lobs Cottage on the left and a galvanised gate on your right.

**What3Words (Location):** [///firewall.ending.disapprove](https://www.what3words.com////firewall.ending.disapprove)

**VIEWING:** All viewings by appointment only. A member of our team will conduct all viewings.

---

**MOLONEYCOUNTRYPROPERTY.COM**

---

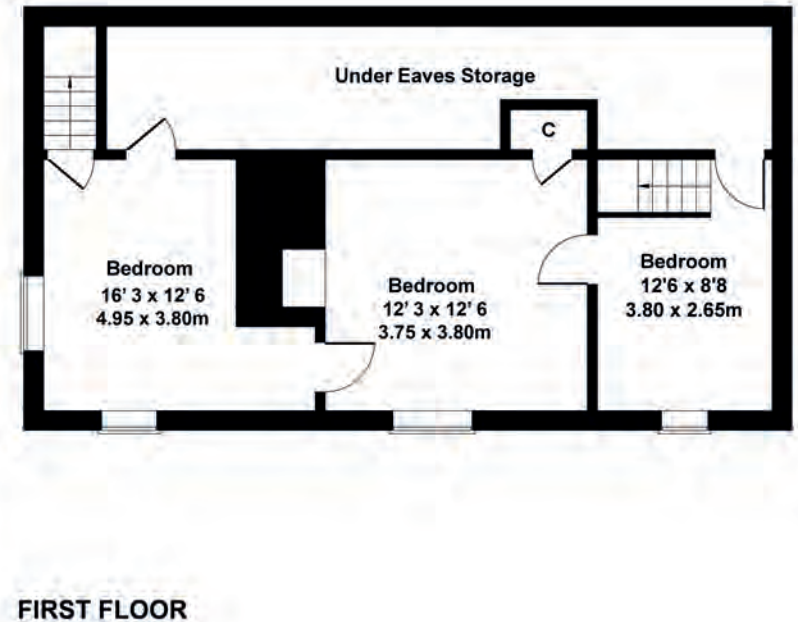
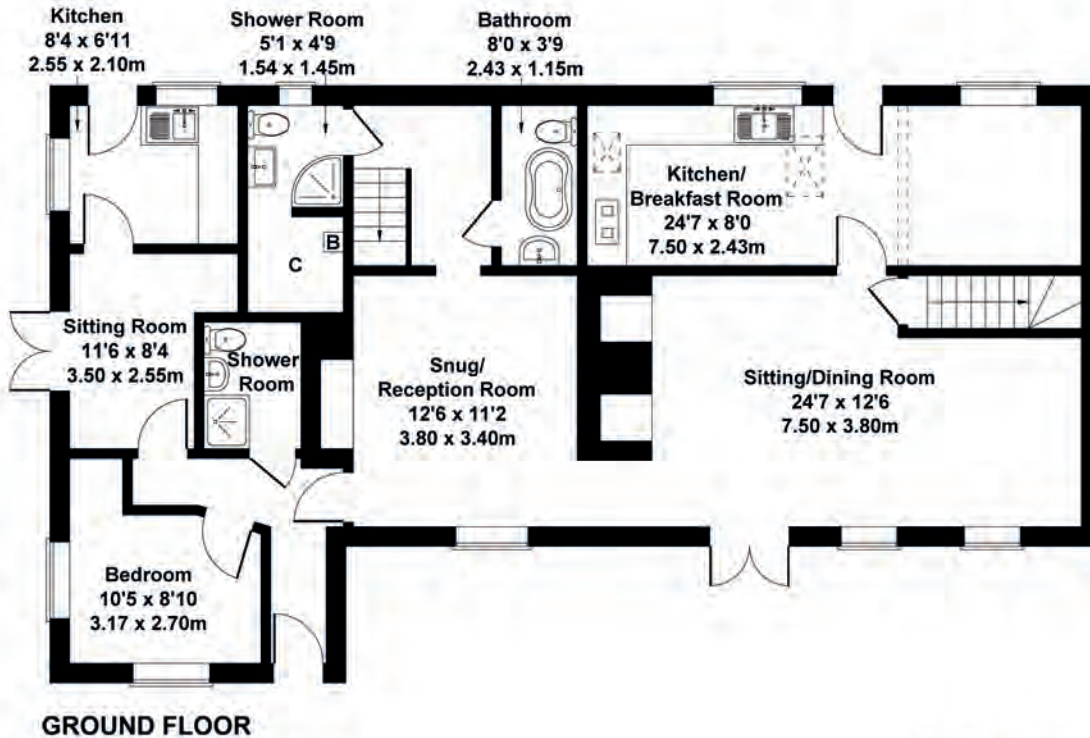
**EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM**

---

**TELEPHONE: 01797 253000 or 01580 212828**

## Lob Cottage

Approximate Gross Internal Area  
1615 sq ft - 150 sq m  
(Excluding Eaves)



Not to Scale.  
For Illustrative Purposes Only.

EMAIL: [SALES@MOLONEYCOUNTRYPROPERTY.COM](mailto:SALES@MOLONEYCOUNTRYPROPERTY.COM)

TELEPHONE: 01580 212828 & 01797 253000

**LOBS COTTAGE, BARNETS HILL, PEASMARSH, NR. RYE, TN31 6YJ**



**MOLONEY**  
COUNTRY PROPERTY